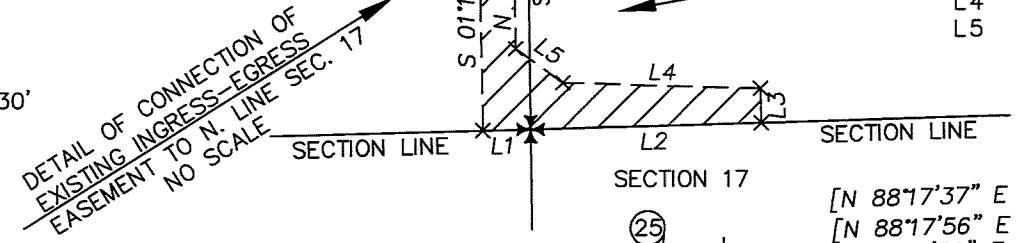


LAND PARTITION NO. 2018-3
 SITUATED IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 27 EAST, W.M.,
 MORROW COUNTY, OREGON,
 SHEET 1 OF 2

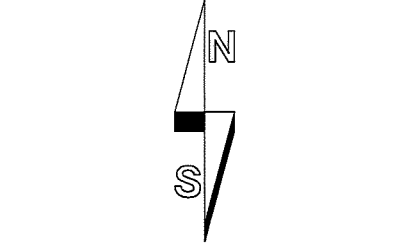
1830

LINE NO.	BEARING	DISTANCE
L1	S 88°29'34" W	41.41'
L2	N 88°17'59" E	200.00'
L3	N 01°42'01" W	30.00'
L4	N 88°32'23" W	171.12'
L5	N 54°16'09" W	50.26'



EXISTING 30' INGRESS-EGRESS EASEMENT EXTENDS NORTH TO HOMESTEAD ROAD

EXISTING INGRESS-EGRESS EASEMENT CONNECTING TO HOMESTEAD LANE COUNTY ROAD. EASEMENT IS APPURTENANT TO SECTION 17, T3N., R27E., W.M. AND IS RECORDED AS MICROFILM NO. 2017-41144, MORROW COUNTY MICROFILM RECORDS.

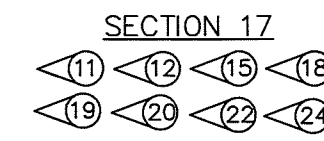


SCALE: 1 INCH=500 FEET

MEASURED BEARINGS AND DISTANCES ARE OREGON STATE PLANE GRID, NAD 83, NORTH ZONE
 CONVERGENCE ANGLE 100 FEET EAST OF SW CORNER OF SECTION 17=+00°43'35"
 COMBINED SCALE & ELEVATION FACTOR=0.999905191

LEGEND

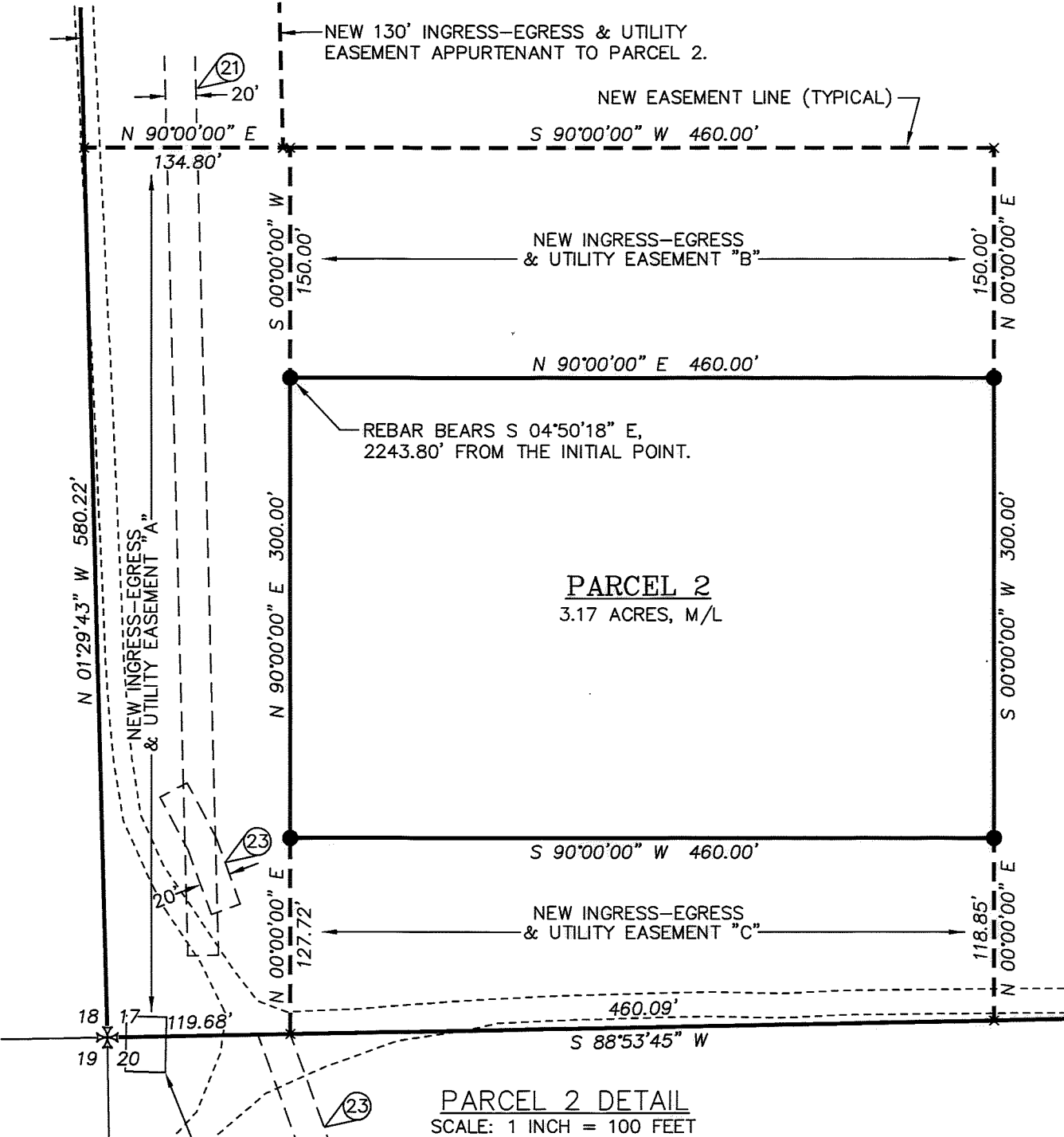
- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" AND SET A STEEL FENCE POST NEAR EACH REBAR MONUMENT.
- ✱ - FOUND 2 1/2" BRASS CAP ON IRON PIPE MONUMENT PER GLO DEPENDENT SURVEY BY OTIS GOULD, 1940.
- ✱ - REESTABLISHED SECTION CORNER AS NOTED. SEE CORNER RECORD FILE SEPARATELY.
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- CH. - INDICATES CHAIN UNIT OF MEASUREMENT. 1 CHAIN = 66.00 FEET.
- (XOX) - RECORD DIMENSION FROM GLO DEPENDENT SURVEY BY OTIS GOULD, 1940.
- [XOX] - RECORD DIMENSION FROM MORROW COUNTY SURVEY NO. 2016-1761D, BEARINGS & DISTANCES ARE OREGON STATE PLANE GRID.
- [XOX]2 - RECORD DIMENSION FROM MORROW COUNTY SURVEY NO. 2016-1759C. NOTE: THIS SURVEY WAS MADE IN 1973 BUT NOT RECORDED UNTIL 2016. BEARINGS & DISTANCES ARE OREGON STATE PLANE GRID.
- [XOX]3 - RECORD DIMENSION FROM MORROW COUNTY SURVEY NO. 2017-1798C, BEARINGS & DISTANCES ARE OREGON STATE PLANE GRID.
- ⊙ - INDICATES EXISTING ENCUMBRANCE WITH NUMBER CORRESPONDING TO PRELIMINARY TITLE REPORT EXCEPTION. EXCEPTIONS ARE DESCRIBED ON SHEET 2 OF 2. THE PRELIMINARY TITLE REPORT WAS PREPARED BY MID-COLUMBIA TITLE COMPANY, P.O. BOX 290, BOARDMAN, OR 97818, FILE NUMBER 9866 DATED SEPTEMBER 29, 2016.
- - EDGES OF EXISTING PRIVATE ROADS.



SECTION 17

PARCEL 1, PARTLY SURVEYED
 641.95 ACRES, M/L
 NO BUILDINGS EXCEPT FOR PART OF PUMP STATION BUILDING

PARCEL 2, SURVEYED
 3.17 ACRES, M/L
 SEE DETAIL THIS SHEET



THE GOULD BRASS CAP MONUMENT WAS FOUND LEANING AGAINST A FENCE CORNER. REESTABLISHED CORNER POSITION BY DISTANCE-DISTANCE INTERSECTION USING ROGERS SURVEYING RECORD DISTANCE DIMENSIONS FROM THE SOUTH AND EAST 1/4 CORNERS OF SECTION 18. CORNER RECORD FILED SEPARATELY.

1/4 CORNER MONUMENT FOUND LEANING EAST IN E-W FENCE. TIED POINT OF ENTRY AT GROUND LINE.

1/4 CORNER MONUMENT FOUND BENT, IN NOVEMBER, 2016. CORNER AREA IS NOW DISTURBED BY ONGOING CONSTRUCTION ACTIVITY, AND THE BENT MONUMENT IS REMOVED. I DID NOT REMONUMENT THIS CORNER.

1/4 CORNER NOT VISITED ON THIS SURVEY.

CORNER NOT VISITED ON THIS SURVEY.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
 SHEET 1 OF 2 OF PARTITION PLAT NO. 2018-____
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
 William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/18

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 03-18	DR. BY: WRW
CK. BY: WRW	NO: 16-1628

PROJECT:
 LAND PARTITION FOR:
 UMATILLA ELECTRIC
 COOPERATIVE ASSOCIATION
 ON LANDS OWNED BY
 MADISON RANCHES LAND 1, LLC
 SECTION 17, T3N., R27E., W.M.,
 MORROW COUNTY, OREGON.

RECEIVED BY
 Morrow County Surveyor
 Date: 6-5-2018
 Rec'd By: S.K.H.
 No.: 2018-1830C
 Folder No.: 1830

1830

LAND PARTITION NO. 2018-3
 SITUATED IN SECTION 17, TOWNSHIP 3 NORTH, RANGE 27 EAST, W.M.,
 MORROW COUNTY, OREGON,
 SHEET 2 OF 2

1830

OWNERS DECLARATION

MADISON RANCHES LAND 1, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS CONTAINED IN THIS LAND PARTITION, DOES HEREBY ACKNOWLEDGE THIS PARTITION WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE MORROW COUNTY SUBDIVISION ORDINANCE.

MADISON RANCHES LAND 1, LLC DOES HEREBY DESIGNATE THE NEW 130 FOOT WIDE INGRESS-EGRESS EASEMENT DEPICTED ON SHEET 1 OF 2 AS A NEW INGRESS-EGRESS EASEMENT APPURTENANT TO PARCEL 2. NEW EASEMENTS DEPICTED AS INGRESS-EGRESS AND UTILITY EASEMENT "A", "B" AND "C" ON SHEET 1 OF 2 ARE HEREBY DESIGNATED AS NEW INGRESS-EGRESS EASEMENTS APPURTENANT TO PARCEL 2 AND AS NEW UTILITY EASEMENTS APPURTENANT TO PARCEL 2, FOR UTILITY FACILITIES TO BE CONSTRUCTED BY UMATILLA ELECTRIC COOPERATIVE ASSOCIATION IN CONJUNCTION WITH A NEW SUBSTATION SITUATED ON PARCEL 2.

MADISON RANCHES LAND 1, LLC, BY:

Jacob A. Madison
 JACOB A. MADISON, MEMBER

ACKNOWLEDGMENT

STATE OF OREGON)
 COUNTY OF Umatilla) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THIS 2nd DAY OF May, 2018.
 BY: JACOB A. MADISON
Wendy Deal
 NOTARY PUBLIC FOR THE STATE OF OREGON
 MY COMMISSION EXPIRES: June 29, 2022
 MY COMMISSION NUMBER: 910146

SURVEYORS CERTIFICATE & NARRATIVE:

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION ON LANDS OWNED BY MADISON RANCHES LAND 1, LLC, AN OREGON LIMITED LIABILITY COMPANY. THE PURPOSE OF THE SURVEY WAS TO PARTITION OFF A TRACT OF LAND TO BE USED AS AN ELECTRICAL SUBSTATION FROM THE REMAINDER OF SECTION 17, T3N., R27E., W.M.

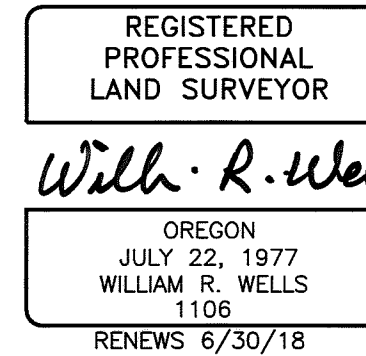
THE BOUNDARY OF PARCEL 1 IS PARTLY SURVEYED AS SHOWN. PARCEL 2 IS FULLY MONUMENTED AS SHOWN. THE SURVEY OF MONUMENTED PORTIONS OF THE PARCEL BOUNDARIES WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROLLING CORNERS AND NEW MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. I HEREBY DESIGNATE THE 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE MONUMENTING THE WEST ONE-QUARTER CORNER OF SECTION 17, T3N., R27E., W.M., AS THE INITIAL POINT FOR THIS PARTITION.

REAL PROPERTY DESCRIPTION:

SECTION 17, TOWNSHIP 3 NORTH, RANGE 27 EAST, W.M., MORROW COUNTY, OREGON.

William R. Wells
 WILLIAM R. WELLS, PLS
April 21, 2018
 DATE



- 11 MINERAL RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA TO NORTHERN PACIFIC RAILROAD LANDS, RECORDED JANUARY 23, 1897 IN BOOK L, PAGE 77, MORROW COUNTY DEED RECORDS. NOTED.
- 12 MINERAL RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN DEED RECORDED DECEMBER 13, 1906 IN BOOK U, PAGE 1, MORROW COUNTY DEED RECORDS. BY AND BETWEEN NORTHERN PACIFIC RAILWAY COMPANY, AS GRANTOR AND MALCOMB S. CORRIGALL, AS GRANTEE. NOTED.
- 13 EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF KENT MADISON, SHANNON MADISON, AND MADISON RANCHES, INC., AN OREGON CORPORATION, RECORDED MARCH 30, 1990, AS M-34715, MORROW COUNTY MICROFILM RECORDS. NOTE: THIS EASEMENT WAS GRANTED BEFORE MADISON, ET. AL., OWNED SECTION 17, T3N., R27E., W.M. EASEMENT IS FOR IRRIGATION PIPELINE FACILITIES. SHOWN.
- 15 MEMORANDUM OF WATER USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JULY 14, 1993 AS MICROFILM NO. M-40795, MORROW COUNTY MICROFILM RECORDS. NOTED.
- 18 THE PROPERTY IS SUBJECT TO EASEMENTS, SUB EASEMENTS AND AGREEMENTS OF UNSPECIFIED LOCATIONS FOR CONSTRUCTION AND OPERATION OF A WIND FARM FACILITY. THERE ARE APPROXIMATELY 22 RECORDED DOCUMENTS CITED IN THIS EXCEPTION. THE NEAREST WIND TURBINE IS APPROXIMATELY 1 3/4 MILES SOUTHEAST OF THE SOUTHEAST CORNER OF SECTION 17. NOTED.
- 19 SECTION 17 IS SUBJECT TO AN OIL AND GAS LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AUGUST 3, 2006 AS MICROFILM NO. 2006-17313, MORROW COUNTY MICROFILM RECORDS. THIS LEASE HAS BEEN ASSIGNED OR PARTLY ASSIGNED BY MICROFILM NUMBERS 2007-18685, 2007-18992, 2009-23496, 2009-23625 AND 2010-27225, MORROW COUNTY MICROFILM RECORDS. NOTED.

- 20 EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS EXISTING ROADWAYS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF OREGON WINDFARMS, LLC, RECORDED FEBRUARY 13, 2009 AS MICROFILM NO. 2009-23444, MORROW COUNTY MICROFILM RECORDS. NOTED.
- 21 RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE ASSOCIATION, RECORDED MAY 11, 2011, AS MICROFILM NO. 2011-28042, MORROW COUNTY MICROFILM RECORDS. NOTE: THIS 20 FOOT EASEMENT IS FOR ELECTRIC POWER AND OTHER LINES. SHOWN.
- 22 THE WEST HALF OF SECTION 17 IS SUBJECT TO A WATER DELIVERY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN KENT MADISON AND MADISON RANCHES, INC., AS GRANTORS, AND HALE FARMS, LLC, AS GRANTEE, RECORDED NOVEMBER 16, 2011, AS MICROFILM NO. 2011-29152, MORROW COUNTY MICROFILM RECORDS. NOTED.
- 23 RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE, AN OREGON COOPERATIVE ASSOCIATION, RECORDED MARCH 5, 2012, AS MICROFILM NO. 2012-29680, MORROW COUNTY MICROFILM RECORDS. NOTE: THIS 20 FOOT EASEMENT IS FOR ELECTRIC POWER AND OTHER LINES. SHOWN.
- 24 CONSENT AND ACCOMMODATION AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN MADISON RANCHES LAND 1, LLC, AS GRANTORS, AND OREGON WINDFARM, LLC, HIGH PLATEAU WINDFARM, LLC, LOWER RIDGE WINDFARM, LLC, MULE HOLLOW WINDFARM, LLC, AND PINE CITY WINDFARM, LLC, AS GRANTEES, RECORDED APRIL 27, 2012 AS MICROFILM NO. 2012-30035, MORROW COUNTY MICROFILM RECORDS. NOTED.
- 25 GENERAL LOCATION OF WATER LINE AND INGRESS-EGRESS ROAD EASEMENT IN FAVOR OF A & C MADISON, LLC AND MADISON RANCHES, INC., RECORDED FEBRUARY 19, 2016 AS MICROFILM NO. 2016-37641, MORROW COUNTY MICROFILM RECORDS. NOTED.

WATER DELIVERY JOINT USE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 19, 2016, AS MICROFILM NO. 2016-37642, MORROW COUNTY MICROFILM RECORDS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
 SHEET 1 OF 2 OF PARTITION PLAT NO. 2018-_____
William R. Wells
 WILLIAM R. WELLS, PLS

APPROVALS

APPROVED THIS DAY 3rd OF May, 2018
Stephen K. Haddock
 MORROW COUNTY SURVEYOR

APPROVED THIS DAY 3rd OF MAY, 2018
Carl S. McLean
 MORROW COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Michael O'Connell
 MORROW COUNTY ASSESSOR/TAX COLLECTOR
 DATE: 3 OF May, 2018

STATE OF OREGON) SS
 COUNTY OF MORROW)

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON AND
 MORROW COUNTY, OREGON **2018-42258**
 PLAT-PART
 Cnt=1 Str=23 TC **05/14/2018 10:44:34 AM**
 \$20.00 \$5.00 \$11.00 \$30.00 \$50.00 **\$366.00**
 00034188201800422580020024 NO. _____
 I, Bobbi Childers, County Clerk for Morrow County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
 Bobbi Childers - County Clerk

RECEIVED BY
 Morrow County Surveyor
 Date: 6-5-2018
 Rec'd By: S.K.H.
 No.: 2018-1830C
 Folder No.: 1830

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: LAND PARTITION FOR: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION ON LANDS OWNED BY MADISON RANCHES LAND 1, LLC SECTION 17, T3N., R27E., W.M., MORROW COUNTY, OREGON.
DATE: 03-18	DR. BY: WRW	
CK. BY: WRW	NO: 16-1628	

1830